



## South Tacoma Groundwater Protection District – Consideration of a Moratorium

City of Tacoma | Planning and Development Services  
Infrastructure, Planning and Sustainability Committee  
October 26, 2022



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### ●●● Presentation Overview



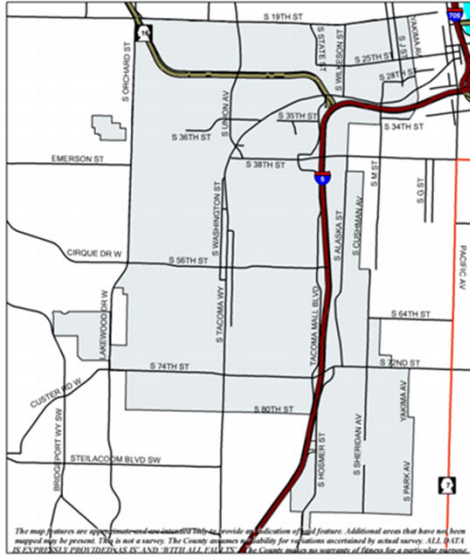
**Purpose of the Meeting:** Present Planning Commission (PC) recommendation pertaining to the South Tacoma Groundwater Protection District (STGPD) consideration of a moratorium and get direction from this Committee on next steps.

1. Background
2. Agency Roles and Responsibilities in Groundwater Protection
3. Commission Perspective on Moratorium
4. Potential Next Steps

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## ●●● South Tacoma Groundwater Protection District



- Created in 1988 as an overlay zone in Title 13 of the Tacoma Municipal Code.
- Encompasses the South Tacoma aquifer recharge area.
- Created to protect aquifer drinking water from contamination.
- Boundaries expanded east past I-5 in 2006.
- Updated in 2011 to allow stormwater infiltration.
- Applies to businesses/commercial uses

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## ●●● Coordinating Agencies/Subject Matter Experts

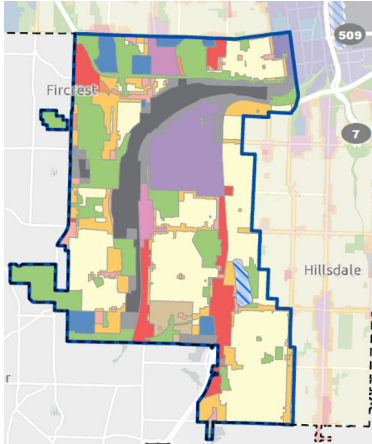


Agency	Roles and Responsibilities
Tacoma Water	<ul style="list-style-type: none"> <li>• Maintains wells that access the south Tacoma aquifer</li> <li>• Conducts water quality testing and compliance</li> </ul>
City's Planning and Development Services	<ul style="list-style-type: none"> <li>• Permit authority for land use, building code, site development, critical areas</li> <li>• Maintains the STGPD regulations</li> <li>• SEPA Lead Agency</li> </ul>
Tacoma-Pierce County Health Department	<ul style="list-style-type: none"> <li>• Regulates/inspects businesses with hazardous substances on site and infiltration systems meeting certain criteria</li> </ul>
City's Environmental Services	<ul style="list-style-type: none"> <li>• Administers Stormwater Management Program</li> <li>• Inspects businesses for source control, pollution prevention, stormwater facilities and environmental compliance</li> </ul>
City's Fire Department	<ul style="list-style-type: none"> <li>• Administers Fire Code pertaining to hazardous materials; emergency response</li> </ul>

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# STGPD: Zoning Overlay



Above: Future Land Use Map, One Tacoma Comprehensive Plan

### Prohibited uses

- Chemical manufacture and reprocessing.
- Creosote/asphalt manufacture or treatment.
- Electroplating activities.
- Manufacture of Class 1A or 1B flammable liquids.
- Petroleum and petroleum products refinery.
- Wood products preserving.
- Hazardous waste treatment, storage, or disposal facilities.

Other standards for storage, stormwater infiltration, spill prevention and inspections.

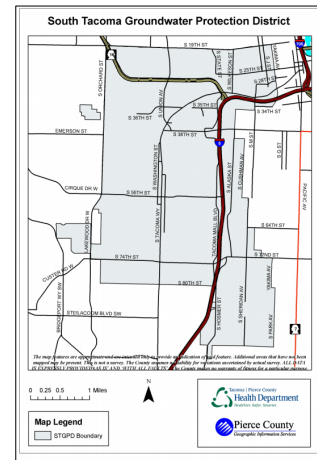
# Background



### 2022 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code:

- South Tacoma Neighborhood Council application
- Phased Approach:
  - Phase 1A – Work Plan (2022)
  - Phase 1B – Groundwater Protection District Code Amendments (2022-2023)
  - Phase 2 – Economic Green Zone Designation (2022-2024)\*
- City Council approved the Work Plan for STGPD Code Amendments on June 28, 2022

\*Contingent on budget request



## ●●● City Council Direction



“The Planning Commission will conduct a public process to develop findings of fact and recommendations as to **whether a moratorium on heavy industrial uses and storage of hazardous materials within the South Tacoma Groundwater Protection District is warranted**, and if so, to recommend the scope, applicability, and duration for City Council consideration within 60 days of the effective date of this resolution.”

- Amended Substitute Resolution No. 40985, approving the “Work Plan for South Tacoma Groundwater Protection District Code Amendments”, adopted on June 28, 2022

## ●●● Planning Commission Process



Date	Actions
June 28, 2022	Council adoption of Amended Substitute Resolution No. 40985
July 6, 2022	PC review – Scope, Process, and Planning Context
July 20, 2022	PC review – Agency Perspectives
July 27, 2022	Community Informational Meeting and Public Comment
August 3, 2022	PC review – public comments, land use, permitting, fire PC deliberation of Findings of Fact and Recommendations
August 17, 2022	PC Findings of Fact and Recommendations
August 27, 2022	Deadline for PC per Resolution No. 40985

## Information Considered



1. Comprehensive Plan Policies
2. Community input to Planning Commission and City Council
3. Information and data from regulating agencies
4. Recent regulatory code updates (Tideflats Non-interim Regulations)
5. Industrial permit activity in STGPD
6. Other Prohibited Uses:
  - Smelting, mining and quarrying, coal facilities, certain chemical manufacturing uses, acid manufacturing, animal slaughter, and fat rendering
7. Potential impacts to existing uses
8. Potential impacts to non-industrial uses
9. Known soil contamination

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## Commission Recommendations




### The Planning Commission Concludes:

1. A moratorium is warranted for:
  - Underground storage tanks (USTs),
  - Metal recycling and auto wrecking,
  - Vehicle service and repair and industrial vehicle service and repair.
2. Duration: 1 year
3. Work Plan: Incorporate into the STGPD Code Amendments for 2023

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## ●●● Commission Recommendations

1. Adjust the scope of the Groundwater Protection District Code update to address issues raised in moratorium.
  - Evaluate stormwater infiltration procedures and soil testing
  - Evaluate compatibility of USTs, auto repair and service uses, and metal recycling with groundwater protection.
2. Pursue regional collaboration to protect groundwater resources.
3. Consider programmatic partnerships and funding to accelerate contaminated soil cleanup within the aquifer recharge area.
4. Economic Green Zone is a critical effort to re-evaluate the future of industrial use and activity in South Tacoma and to respond to broader community concerns regarding air quality, traffic, and land use compatibility. The Planning Commission recommends that the City Council fully fund this effort.
5. Consultant Resources should be considered to evaluate the impacts of climate change on water resources.

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## ●●● Potential Schedule

If this Committee recommends that the City Council move forward with a public hearing:

Dates (tentative)	Actions
<b>Sep. 20, 2022</b>	<b>Study Session – Review PC Recommendations</b>
<b>Oct. 26, 2022</b>	<b>IPS Committee – Overview Presentation</b>
Nov. 9, 2022	IPS Committee – Panel Discussion
Nov. 22, 2022	Resolution – Set Public Hearing Date
Dec. 8, 2022	Community Meeting (by Staff)
Dec. 13, 2022	Public Hearing
Dec. 20, 2022	Study Session – Debrief Public Hearing and Review Work Plan
Jan. 3, 2022	Ordinance (First Reading)
Jan. 10, 2022	Ordinance (Final Reading)

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